



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD16-4

**APPLICANT:** Sassan Moghadam and Fountain  
View North Development, L.L.C.

**DATE:** March 10, 2016

**LOCATION:** SE corner of 48<sup>th</sup> Avenue N.W. and  
Tecumseh Road

**TO:** Interested Neighbors

**WARD:** 8

**FROM:** City of Norman Department of Planning and Community Development

**SUBJECT:** Pre-Development Discussion of an amendment to an existing PUD and plat

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider an amendment to the Planned Unit Development and plat to decrease from 7 single-family dwelling lots to 4 single-family dwelling lots. This property is currently zoned PUD, Planned Unit Development. This will require an amendment to the existing PUD.

Please join us for a Pre-Development discussion of this proposal on Thursday, March 24, 2016 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

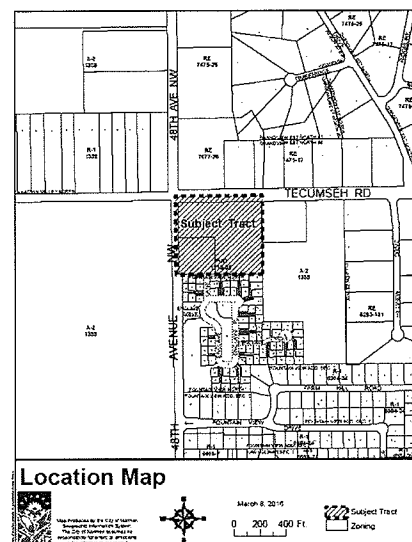
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their April 14, 2016 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 during business hours. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 16-4

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> Sassan K. Moghadam, and Fountain View North Development, LLC	<b>ADDRESS</b> c/o Atty Sean Paul Rieger 136 Thompson Drive Norman, OK 73069
<b>EMAIL ADDRESS</b> c/o Atty Sean Paul Rieger sp@riegerllc.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Atty Sean Paul Rieger, 405-329-6070 <b>BEST TIME TO CALL:</b> business hours, 8-5, M-F

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located  
 At the SE corner of W. Tecumseh Road and 48th Ave NW.

and containing approximately roughly 9.48 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Four residential lots for single family dwellings.

This proposed development will necessitate (check all that apply):

O  
F  
F  
I  
C  
E  
  
U  
S  
E  
  
O  
N  
L  
Y

- ☐ 2025 Plan Amendment    ☐ Growth Boundary  
☐ Land Use  
☐ Transportation  
☒ Rezoning to PUD Amendment District(s)  
☐ Special Use for \_\_\_\_\_  
☐ Preliminary Plat \_\_\_\_\_ (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☐ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: PUD

Current Plan Designation: Very Low Density Residential

Concurrent Planning Commission Review Requested: Yes

Received on: 3-7-16  
 at 3:58 a.m./p.m.

by mt



7 March 2016

City of Norman  
Planning Department  
201 West Gray  
Norman, OK 73069

**RE: Pre-Development Written Description of Project**

Dear City of Norman,

I represent the Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for Preliminary Plat and slight revisions to the Planned Unit Development (PUD zoning district.

The Applicant previously obtained Planned Unit Development approval for a seven lot single family dwelling development on the land that is on the corner of 48<sup>th</sup> Ave. NW and W. Tecumseh Road. After further development and consideration, the developer Applicant is resubmitting to amend the PUD to provide for a four lot single family dwelling addition instead of a seven lot single family addition. Otherwise, the planning of the corner development is generally the same as had been previously approved in the PUD. The only changes being submitted for in the PUD are for the four lot corner.

We respectfully request your support for this Application. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,  
**S.P. RIEGER PLLC**

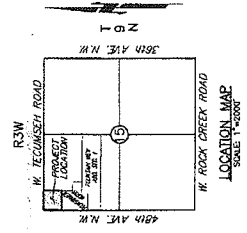
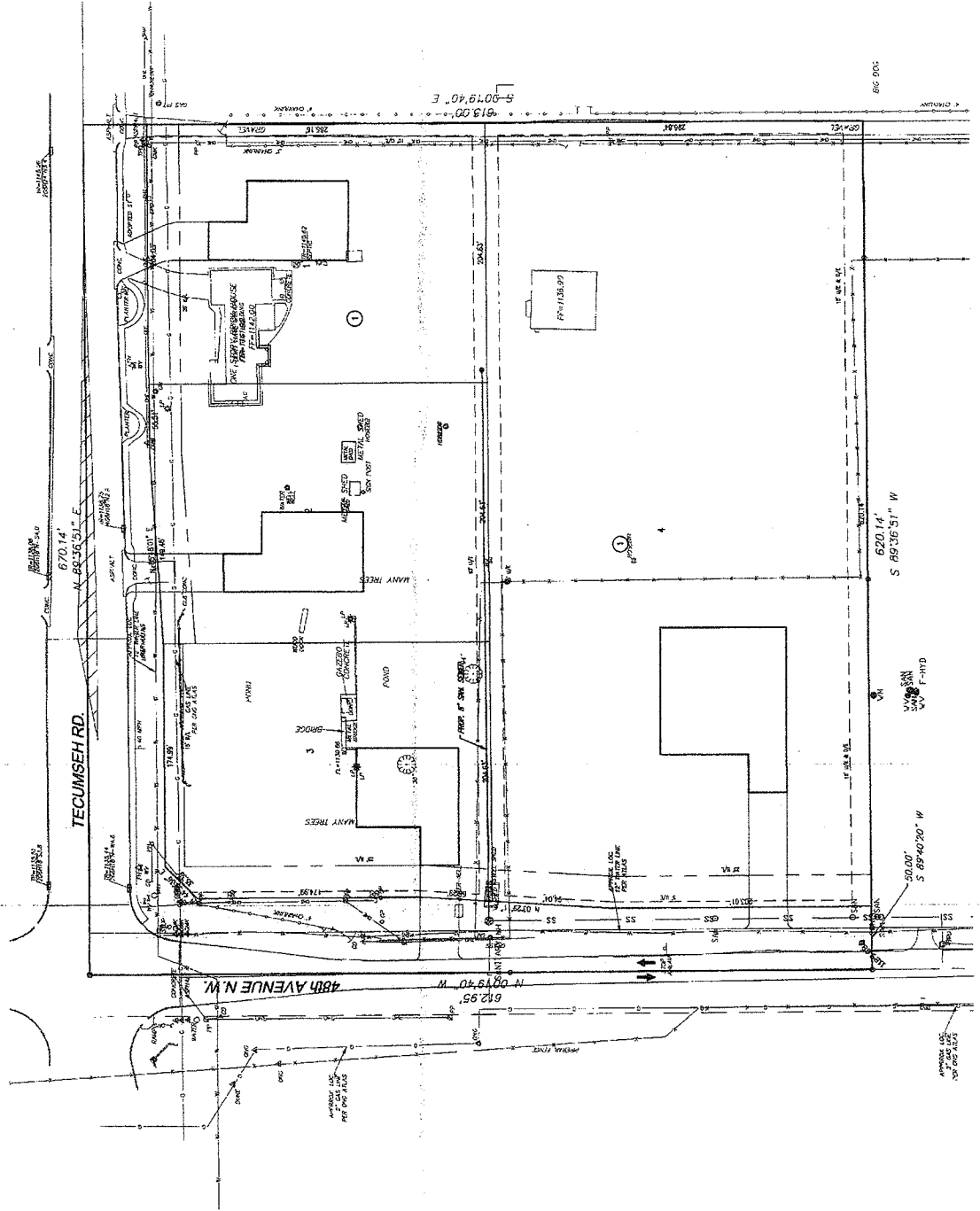
A handwritten signature in black ink, appearing to read 'Sean Paul Rieger', written over a horizontal line.

By: Sean Paul Rieger  
Attorney at Law ▪ Architect ▪ Broker

# PRELIMINARY SITE PLAN

## FOUNTAIN VIEW IV

A PART OF THE N.W. 1/4, SECTION 15, T9N, R3W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



**SMC**  
S.M. Consulting Engineers, P.C.  
1515 N. 10th St., Suite 100  
Norman, Oklahoma 73061  
Phone: (405) 833-7777  
Fax: (405) 833-7778  
Email: info@smc-engineers.com

**PROJECT INFORMATION**  
PROJECT NAME: FOUNTAIN VIEW IV  
CLIENT: S.M. Consulting Engineers, P.C.  
DATE: 12/15/2011  
DRAWN BY: J. L. WALKER  
CHECKED BY: J. L. WALKER  
APPROVED BY: J. L. WALKER

**48TH AVE. N.W. & TECUMSEH RD.**

**NORMAN, OKLAHOMA**

**FOUNTAIN VIEW IV**

**PRELIMINARY SITE PLAN**

**SHEET NO. 1**

OKLAHOMA ENGINEERING BOARD  
REGISTERED PROFESSIONAL ENGINEER  
J. L. WALKER  
No. 12345  
Exp. 12/31/2012

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